



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Whitefield Street, Hapton, BB12 7JY

### Offers Over £170,000

A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM END TERRACE PROPERTY

Welcome to Whitefield Street, Hapton, Burnley - a charming location that could be the perfect setting for your new home. This beautifully presented three-bedroom end terrace house offers not only ample living space but also the potential for a fourth bedroom in the attic room.

As you step inside, you'll be greeted by two reception rooms that provide versatile spaces for entertaining or relaxing. The property boasts a well-maintained bathroom and a lovely garden to the front, where you can enjoy some outdoor tranquillity.

Located in a popular area, this house is ideal for those looking for a peaceful yet vibrant community to call home. Don't miss out on the opportunity to make this property your own and create lasting memories in this wonderful setting.

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# Whitefield Street, Hapton, BB12 7JY

## Offers Over £170,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen/Dining Area
- Enviably Garden Space
- Council Tax Band A
- Spacious End Terraced Property
- Three Piece Shower Room
- EPC Rating E
- Three Bedrooms With Possibility To Make A Fourth Bedroom
- Viewing Essential

### Ground Floor

#### Entrance

Composite door to hall.

#### Hall

Tiled floor, dado rail, door to kitchen/dining area and stairs to first floor.

#### Kitchen/Kitchen Dining Area

14'1 x 13'5 (4.29m x 4.09m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work tops, four door Belling oven, seven ring gas hob, tiled splash back, inset stainless steel sink with mixer tap, plumbed for washing machine, Space for dryer, plumbed for dishwasher, space for fridge freezer, coving, doors to office, under stairs storage, reception room and tiled floor.

#### Office

12'5 x 7'6 (3.78m x 2.29m)

UPVC double glazed window, central heating radiator and coving.

#### Reception Room

13'1 x 10'7 (3.99m x 3.23m)

Two UPVC double glazed windows, central heating radiator, cast iron log burner with wood surround and mantle, television point and coving.

### First Floor

#### Landing

Central heating radiator, doors to three bedrooms, shower room and door to stairs to second floor.

#### Bedroom One

13' x 10'9 (3.96m x 3.28m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Two

12'5 x 9'5 (3.78m x 2.87m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Three

11'8 x 7'8 (3.56m x 2.34m)

UPVC double glazed window and central heating radiator.

#### Shower Room

9'2 x 4'8 (2.79m x 1.42m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower, spotlights, part tiled elevation and tiled floor.

### Second Floor

#### Attic Room

11'7 x 11'7 (3.53m x 3.53m)

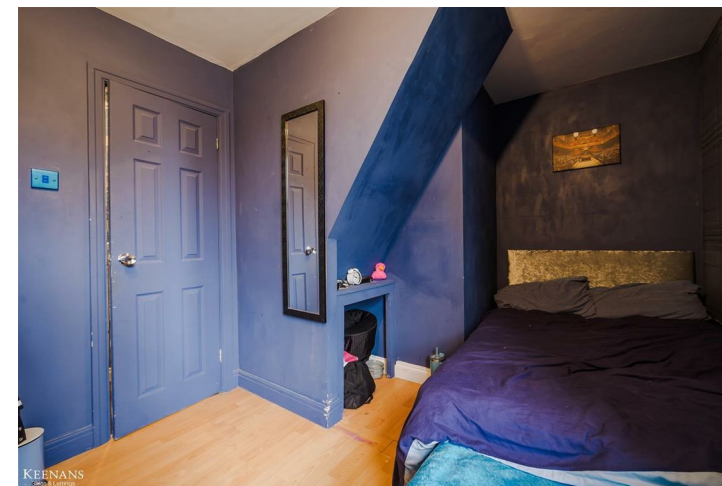
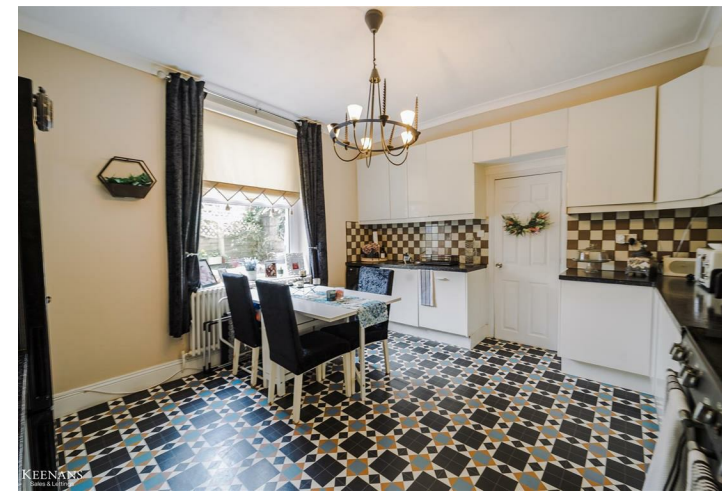
Hard wood Velux window and central heating radiator.

### Back Garden

Artificial lawn

### Front

Enclosed decked area



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